



Office of
Property
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Public
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Service



ON SITE

Rantoul on the rebound

A former 5,000-person Air Force Base dormitory has evolved into a retirement village and a pair of 220,000 square foot airplane hangars have been reborn as factories in the Village of Rantoul, Illinois.

Unorthodox? Slightly.
Ingenious? Definitely.

When the Federal government closed Chanute Air Force Base in 1989 as part of its effort to downsize, it was faced with disposing of the base's 2,153 acres of property. Sixty-five percent of the property was transferred by the Department of Interior, Department of Education and Federal Aviation Administration to the Village of Rantoul,

There were roughly 1,500 civilians working on the base at the time it closed. Many of those workers and their families, as well as military civilians, moved away when the base closed.

"For years, Rantoul's economy was literally dependent on Chanute Air Force Base," Rantoul Administrator Gary Adams said.

Nearly 80 percent of the base's 1,322 family housing units are now occupied, according to Boudreaux. The retirement village, which is owned by Amerinvest International of Chicago, filled to capacity within a year after opening.

Rantoul's population, which was once over 20,000, has recovered to over 17,000 after falling below 14,000, Adams said.

"Part of our development was to take our hometown companies and expand them on the property," Boudreaux said. "They have added jobs and replaced some that were lost."

Two of Rantoul's major manufacturers, Rantoul Products Textron Corporation, which manufactures automobile parts, and Caradco, which manufactures wooden and metal-clad windows and doors, moved into the abandoned airplane hangars which were built in 1941 for the base's airport.

The airport, which had been closed since 1971, is now open and hosts approximately 10,000 general aviation operations a year. The FAA also transferred 2.6 million square feet of airport support buildings to the Village of Rantoul.

"We just did an overlay on the east-west airport runway," Boudreaux said. "The runways had been used as roads since it closed."

The Octave Chanute Aerospace Museum, Illinois' largest aerospace

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"The base closing was a major blow. But Rantoul has rebounded well. I think the community has really pulled together."



while General Services Administration developed a marketing plan to divide the remaining 744 acres of the base into 13 parcels to be sold to the highest bidder for redevelopment. The final closings on the parcels have taken place this year.

"We've had about 2,000 jobs created since the base closed," noted Ray Boudreaux, Director of Aviation and Development for the Village of Rantoul, which is 120 miles south of Chicago. "Getting private people, with their private dollars, involved in the redevelopment made them very proactive in getting clients and multiplied marketing efforts."



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PROPERTY DISPOSAL GARNERS QUALITY AWARD

This past December, GSA Administrator Dave Barram announced that the Office of Property Disposal was the 1997 winner of the Seventh Annual Administrator's Quality Award for outstanding achievements in service to customers and commitment to excellence.

The Administrator's Quality Award is administered by the Training and Organization Development Division, Office of Management and Workplace Programs.

Created in 1991, the Quality Award Program is designed to recognize organizations that have documented high performance management systems. Award criteria are closely aligned with the Malcolm Baldrige Criteria for Performance Excellence, which are used extensively to guide customer-focused performance.

Examiners from the private and public sectors evaluate each application for the Administrator's Quality Award, select organizations for site visits and choose award recipients.

ONLINE WITH THE ASSISTANT COMMISSIONER

The past year ended on a high note for Property Disposal. Our concerted efforts to create a customer-driven organization were truly recognized December 2, with GSA Administrator David

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Rantoul on the rebound (Continued from page 1)

museum, is located in one of the former airplane hangars. Rantoul leases out much of the other building space to generate revenue for airport and building maintenance and staff salaries. Rantoul took in \$1.5 million in revenues last year, Boudreaux said.



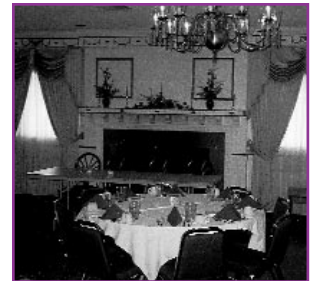
Ameritech has a cellular service center in the upstairs of the Aviation Development Center building. The Ameritech branch, which employs 250 people, is planning to move into the downstairs of the building to add another 100 employees, as well.

Some of the buildings, obviously built for military use, have been cleverly reutilized. A 1,000-person dormitory is now a school for high school dropouts, while another houses services for troubled youths. Test cells designed for Air Force testing of engines now provide individual storage and facilities for a scrap metal dealer. Microfilm Services International occupies the base's former fire training building; and the University of Illinois, in nearby Champaign, holds

classes in the base's former fuels training center.

"Those are the kinds of things you put in these buildings," Boudreaux said. "There's not a whole lot of choice."

Some of the buildings purchased by private investors were easier to convert to commercial use. The former base PX



center is now an event center, the VOQ is a hotel, and the VOC is a bar and restaurant.

The Department of Interior transferred a parcel with a Youth Center, campground, parade ground and lake to the city of Rantoul. Rantoul is preparing to take advantage of the property when it hosts the 1998, 1999 and 2000 Hot Air Balloon National Championships.

"I think Rantoul took a blow that maybe knocked us down to our knees," Adams said, regarding the base closure. "But I think we're back up and walking now."

REVIEW OF GORE REVEALS SUCCESS

Three years ago, GORE (Government Owned Real Estate) was created as a reinvention lab under Vice President Gore's National Performance Review. Today, it continues to demonstrate the excellent results that can be achieved when agencies pool their resources for a common goal.

GORE, a partnership between GSA and the Department of the Treasury, counts among its participants the Department of Housing and Urban Development (HUD), the Federal Deposit Insurance Corporation (FDIC), the US Justice Department, the Department of Veterans Affairs (VA), the

Small Business Administration (SBA), the US Army Corps of Engineers, the US Department of Agriculture (USDA), and the US Postal Service (USPS).

GORE was founded on the idea that federal agencies could include their properties in joint-agency auction events to reduce their individual marketing costs, while offering the customer



one-stop shopping. In addition to the auctions, GORE also facilitates informational real estate fairs and seminars

in major metropolitan areas. The advertising and marketing costs for these events are shared by the participating agencies.

GORE in action

The past year, 1997, saw a growing number of GORE auctions around the country:

On April 25-29, federal agencies held

(Continued on page 2)

Fusing the Village of Rantoul with the former Chanute Air Force required building road access, substations for electricity and resolving problems with water and pollution.

To facilitate entry onto the base, Rantoul added a road to connect with US 45 on the south side of the base.

Since the Air Force Base used different wattage for electricity, Rantoul has been forced to add more substations to provide more megawatts. Quite a bit of work had to be done to meter out all the homes, as well.

"The services for water and sewer were all connected to the same pipe," Boudreaux said about the base. "Gas and electric were the same way. Before we could get people into houses, we had to separate and meter that out. It took quite a while."

Water has been Rantoul's biggest problem, says Ray Boudreaux, Director of Aviation and Development. The Air Force Base had its own processing plant, and so does the city. The city plant uses lime to soften water, while the base used brine.

"There was no reason to have two plants," Boudreaux said.

To resolve the problem, water is taken from a well to the city plant and then used on the former base property.

"It's been quite costly," says Boudreaux. "I'd say six million dollars was spent on the infrastructure. A lot of the funding has come through grants."

The government has also spent time and money on pollution cleanup. Some areas, such as the fire training school's pit, are contaminated with jet fuel and other toxicants. An Air Force team is located on the former base to analyze problems and find ways to mitigate them, Boudreaux said.

"Properties with problems are still under the responsibility of the government," says Boudreaux. "Some titles on properties haven't transferred over yet. I'd say 90 percent of the land is environmentally clean. Within five or 10 years everything should be cleaned up."

Review of GORE reveals success (Continued from page 2)

joint sales of 400 government-owned residential and commercial properties at sites across the country. Five auctions took place in three cities: Dallas/Fort Worth, Los Angeles and Orlando/Ft. Lauderdale. These sales, which were preceded by broker-buyer seminars, drew 2,500 registered bidders and generated \$27 million in sales.

Participants in the April 25-26 GORE auction in Arlington, Texas, included HUD and USPS. They were pleased to see 177 properties sold for a total of \$7.6 million.

The April 26 event in Los Angeles involved HUD, the FDIC and the Housing Authority of Los Angeles, who joined their resources to sell 165 properties for \$8.7 million. This was the

Since its first auction in June 1995, GORE has sold, and returned to private ownership, 2,416 properties at \$118 million.

Online with the Assistant Commissioner (Continued from page 1)

Barram's announcement that the Office of Property Disposal had earned the Seventh Annual Administrator's Quality Award.

This prestigious award, which recognizes outstanding achievements in service to customers and commitment to excellence, is shared by Property Disposal Headquarters, the Atlanta, Boston, Ft. Worth and San Francisco Regional Offices and our field offices in Chicago and Auburn, Washington.

To apply for the award, we documented (in over 60 pages) our high-performance management systems. Examiners from the private and public sectors evaluated our application using criteria closely aligned with the Malcolm Baldrige Criteria for performance. The examiners also paid us a site visit, during which they verified all information in our application with employee and management teams.

However gratifying, the award is not an end in itself, but another stepping stone toward continued enhancement of our customer service program. After their site visit, the examiners conducted a feedback session for the Property Disposal team. During this meeting, they offered an assessment of our strengths and, more important, identified opportunities for further improvement. We are utilizing the examiners' suggestions in our planning initiatives.

Our customers represent all branches of the

first time, but hardly the last, that a state or local government participated in a GORE sale. In fact, GORE is planning similar opportunities for state and local governments across the nation.

The April 28 and 29 GORE auctions in Orlando and Ft. Lauderdale featured 60 properties from the FDIC, the Office of the US Attorney and the US Marshals Service. There were 900 registered bidders and \$10.9 million in property was sold.

HUD, the FDIC and the USDA's Rural Development are planning GORE sales for May 14-18 in New England. Auction dates are: Portsmouth, NH - May 14; Providence, RI - May 15; Sturbridge, MA - May 16; Boston, MA - May 17; Hartford, CT - May 18. Broker-buyer seminars will precede each auction.

For more information about upcoming GORE sales, please contact the appropriate GSA Office:

Fort Worth: 1-800-833-4317

San Francisco: 1-800-421-7848

Atlanta: 1-800-473-7836

Boston: 1-800-755-1946

Federal government and, subsequently, require programs and services that respond to their unique requirements for property disposal. By encouraging customer feedback and facilitating regular assessments of customer satisfaction, we hope to deserve this and future endorsements of our endeavors.

I'd like to address the entire Property Disposal team nationwide in saying that you all should be proud of your achievements and the continuous improvements you are making to meet our customers' needs.

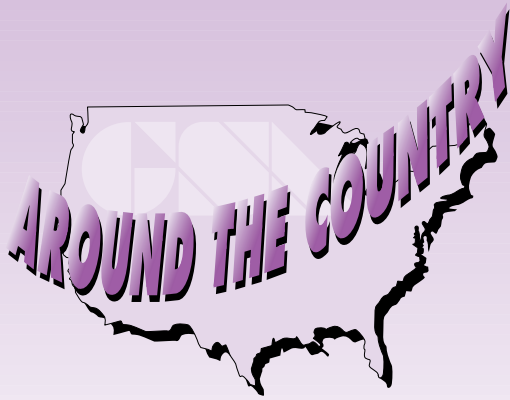
An awards ceremony has been planned for April.

GSA AND ARMY PARTNER TO SELL AMMO PLANTS

Since World War II, the U.S. Army's, Army Materiel Command, Industrial Operations Command, has operated numerous ammunition plants around the country. Some of these facilities handle the entire munitions assembly, while others manufacture separate parts.

Recently, the Army decided to dispose of several facilities and asked GSA to act as the disposal agent for five of its ammunition plants.

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Ft. Worth:

GSA PROVIDES APPRAISAL SERVICES TO KELLY AIR FORCE BASE



Scott McDaniel (l), GSA Regional Appraiser and Pat McCullough (r), AFBCA Senior Representative review one volume of GSA's appraisal of Kelly AFB.



ONSITE tends to focus on GSA's property disposal services, featuring case studies in the successful marketing and sale of all kinds of real estate.

We do, however, offer a range of other services, not the least of which is our appraisal service.

The Air Force Base Conversion Agency (AFBCA) is particularly familiar with our capabilities, having selected GSA as its provider of choice for appraisal services.

Over the last two years, GSA has provided real estate appraisal and consulting services related to the realignment of Kelly Air Force Base in San Antonio, Texas. This work has been performed on a reimbursable basis for AFBCA. GSA has ensured that its performance is truly customer driven by: developing scopes of work to fit the customer's needs, matching schedules to customer requirements, measuring our performance through customer satisfaction.

The appraisal and consulting services completed at Kelly AFB proved to be one of the largest appraisal assignments ever performed by GSA's Fort Worth Office in Region 7, both in terms of contract size — \$460,000 — and complexity. The appraised property consisted of approximately 1,500 acres of land and 450 buildings containing some 14,000,000 square feet. The property also included some very unique and complex facilities and equipment associated with the testing, maintenance and repair of aircraft, such as:

- ✍ One of the world's largest aircraft hangars (1,100, 000 sq ft).
- ✍ Aircraft paint stripping hangar with plastic media blasting equipment (104,000 sq ft).
- ✍ Paint hangar (88,000 sq ft)
- ✍ X-ray inspection hangar (60,000 sq ft).
- ✍ Machine shop (575,000 sq ft).
- ✍ Fuel component testing facilities (140,000 sq ft).
- ✍ Large and small aircraft engine testing facilities (105,000 sq ft).
- ✍ Utility distribution systems (electric, gas, water, wastewater and telephone).
- ✍ Industrial wastewater treatment plant.
- ✍ Over 25,000 items of specialized machinery, equipment and other personal property.

Despite the challenges presented by the property, the results of customer satisfaction surveys indicate that the Air Force has been very satisfied with the appraisal services provided by GSA at Kelly AFB.

San Francisco:

REUSE OF USDA PROPERTY BENEFITS CALIFORNIA COMMUNITY

D uring 1997, Rock Southward of the San Francisco office facilitated the disposal of two Agriculture Research Service (ARS) facilities in Southern California — one in Pasadena and the other in Brawley, Imperial County. Bob Serrano, ARS, Albany, California, Regional Office ably assisted Southward with both

(Continued on page 2)

Boston:

MARKETING CAMPAIGN CLOSES DEAL

The Manhattan neighborhoods known as Chelsea are in the midst of an exciting revival that preserves the area's rich history as a center for literature, art and fashion. At the heart of Chelsea, at 252 Seventh Avenue, is the former Federal building, 724,000 square feet zoned for retail, residential or combined use. Though the building's unusual configuration and condition posed a challenge, GSA's Boston Office of Property Disposal capitalized on its prime location in a comprehensive and

creative marketing program to prospective buyers. In particular, the Boston Office promoted the property's excellent potential for reuse as a residential or retail development.

✍ The campaign, which included direct mail and print advertising, generated 2,700 telephone requests for the marketing brochure and Invitation for Bids, and approximately 500 tours of the property. Public interest in the sale was evident in the number of feature articles in The New York Times.

✍ The property was sold, by sealed bid, for \$41,123,000, the largest dollar value sale conducted by the Boston Office. The winning bidder is converting the property into residential condominium units.

GSA WORKS FOR COMMUNITY REVITALIZATION

In a speech on November 24, Vice President Gore unveiled GSA's Brownfields Redevelopment initiative, which involves the review of more than 1,000 federally-owned properties in selected US cities that show potential for redevelopment. GSA will canvass properties in 34 pilot cities to identify properties that are candidates for transfer and redevelopment.

GSA and EPA signed a Memorandum of Agreement to inaugurate the Brownfields Redevelopment Initiative, which augments the work of the Community Empowerment Board (CEB), chaired by Vice President Gore. The CEB oversees various initiatives that focus on helping distressed communities develop plans for their revitalization. For example, 105 US communities will receive federal aid through the Empowerment Zone/Enterprise program.

Under the Brownfields Redevelopment Initiative, 15 federal agencies have committed to working together with local communities to facilitate the cleanup and redevelopment of Brownfields — land (usually in the inner city areas) that is idled because of contamination, both real and perceptual.

Dallas spearheads effort

This past November, Vice President Gore presented Dallas with a \$1.5 million grant from the US Department of Commerce to support the construction of a co-business Park and International Training and Technology Center at the site of the McCommas Bluff illegal waste dump, which is located within a mile of a designated Enterprise Zone.

In 1995, EPA designated the McCommas Bluff site as a Brownfields redevelopment demonstration pilot.

Dallas is one of the 34 pilot cities that will be surveyed for candidate properties for redevelopment. A partner in this project, GSA will identify federal properties in the area that may be candidates for redevelopment.

GSA BROWNFIELDS REDEVELOPMENT INITIATIVE WINS AWARD

On February 26, the Office of Property Disposal was informed by the Federal Planning Division (PFD) of the American Planning Association that GSA's Brownfields Redevelopment Initiative had won the 1998 award for best submittal in the Federal Planning Excellence category. The awards jury was composed of faculty members of the College of Architecture, Art and Planning at Cornell University.

The award will be presented at the annual workshop of the Federal Planning Division to be held in April in Boston.

Atlanta:

SUCCESSFUL AUCTION CLOSES FIVE PROPERTIES

As part of the U.S. Marshals Service's (USMS) Clean Sweep initiative, GSA recently received five (5) properties to dispose of for the Middle District of Florida Office. The properties were in the "aged/distressed" category and some of them had previously been on the market without success. One of the properties was subject to a life estate and could not be inspected by potential purchasers. Another property, a residential lot, would require numerous

The jury's comments were as follows:

GSA's Brownfield's Redevelopment Initiative is a very clearly thought out and original innovative GSA Plan multiple-staged federal (EPA, HUD, DOT, etc.) state, and local linkage for implementing public and private goals in city rebuilding. The Brownfields Redevelopment Initiative is a federally-initiated, city-building process which requires local planning and implementation, but engages all parties in a collaborative process of information gathering discussion, planning and city building. It uses advanced federal land holdings in many American cities. The plan is simply and effectively presented, impressive in written and graphic form.

1998 FPD/APA Awards Jury

costly variances in order to build on it; and another had extensive title problems and had been in the Marshals' inventory for approximately six years. However, we were able to get excellent prices for the properties at an auction. When asked about the auction process, Robin Hill, Criminal Investigator with the USMS, stated that "GSA folks are very customer-oriented and they made the whole process a pleasure. They are knowledgeable about the auction process and helped me to maximize my return."



*Don Morland, United States Marshal
Middle District of Florida
Robin A. Hill
Criminal Investigator, Asset Forfeiture Unit
Middle District of Florida*

GSA and Army Partner to Sell Ammo Plants (Continued from page 3)

The five subject properties include: Volunteer Army AAP, Chattanooga, Tennessee; Sunflower AAP in DeSoto, Kansas; Kansas AAP in Parsons, Kansas; Badger AAO in Baraboo, Wisconsin; and Indiana AAP in Charlestown, Indiana.

The plants range in size from approximately 6,700 acres to almost 14,000 acres. GSA's National Army Plant Team, which includes legal, environmental, appraisal, and realty disciplines from all four regions, is developing a parcelization plan that will consider the reuse opportunities for each

plant. GSA's efforts are in conjunction with Federal, state, and local governments, who will provide important input.

The first meeting with a local community, on April 21st in DeSoto, Kansas, will field questions and answer concerns regarding the Sunflower Plant.

Environmental cleanup at every plant will be the sole responsibility of the Army. GSA will be responsible, in all other ways, for disposal of each plant.

Although GSA is working concurrently on all five properties, because of their size and complexity, final disposal could take a matter of several years.

Pennsylvania

FOUR PROPERTIES CLOSED IN MIDDLE PENNSYLVANIA

The Property Disposal Division (4PR) was pleased to assist the U.S. Marshals Service, Middle Pennsylvania, in auctioning four (4) properties which included: vacant land with a lake

northern Pennsylvania, a single family residence in downtown Scranton, and a vacation home and vacant residential lot in the Pocono's. Walter Sokolowski, U.S. Marshal for Middle PA attended two of the auctions

with John Novak, Seized Assets Specialist with USMS. Novak and Deputy Sharon Hannis attended the auction of vacant land with lake in



northern PA. Bruce Mayhugh was the Realty Specialist for these cases. Elaine Dilbeck was the Auctioneer, and Lori Dennis was the Auctioneer's Assistant. We look forward to working with the USMS in Middle PA in the near future.

John Novak (l), Seized Assets
Walter Sokolowski (m), U.S. Marshal
Edward Poil (r), Chief Deputy

San Francisco (continued from Page 4)

disposal actions. These dispositions were challenging, distinctive in character and exemplified GSA's "Honest Broker" role.

First Property

During the summer of 1997, GSA's San Francisco Office assigned the former USDA Fruit and Vegetable Chemistry Laboratory, Pasadena, to the Department of Education (DOE) for reuse by the California Institute of Technology (Caltech). The 1.07 acre site, valued at \$1.7 million, is located in a mostly residential neighborhood across from the main campus. Caltech plans to renovate the old laboratory building, which was built in the 30s, into 15 state-of-the-art research laboratories for its graduate and undergraduate students. The project is estimated to cost about \$3.5 million.

The Pasadena facility generated considerable interest from various quarters, including five applications from homeless providers, none of which was approved by HHS. The City of Pasadena, also, had competed with Caltech to obtain the property. The City wanted to clear the site and build a two-story facility that would house an operations and training center for its paramedic treatment program.

At the request of GSA's San Francisco Office, Caltech and the City were able to reach a mutually-beneficial agreement on the property's final reuse. As part of the agreement, Caltech offered some of its land to the City for the paramedic operations and training center. The Pasadena City Council formally

approved the arrangement.

Second Property

In November 1997, GSA's San Francisco Office conveyed the former USDA Irrigated Desert Research Station, Brawley, to Imperial County pursuant to special legislation [P.L. 104-37 H.R. 1976].

This research station, built in 1951, has investigated irrigation techniques, desert crop production and pest management. The property encompasses 80 acres/32.38 hectares, improved with 18 buildings used for laboratories, workshops, greenhouses and office/storage areas. Estimated value of the property is \$1.6 million. A total of 30 people from ARS, APHIS and the California Department of Forestry work at this facility.

In partnership with USDA, as well as State of California agencies and institutions, Imperial County plans to continue operating the station as a research facility.

A unique set of circumstances provided for the immediate transfer of the property to Imperial County. Congressional funding will allow ARS to continue research activities at the site for one additional year. This enables critical research dealing with irrigation, crops and pests to further benefit agriculture, other local businesses and residents of Imperial County.

Special note: Bob Serrano, who has worked closely with the San Francisco office over the years on many projects, recently relocated to the Aloha State at the ARS office in Hilo, Hawaii. GSA's San Francisco team looks forward to working again with Bob.

San Francisco:

REGION 9 SELLS "MOVIE STAR" PROPERTY



A historical building in Pasadena was subject of a written auction sale handled by Rock Southward and Stuart Hagen of GSA's Region 9 Property Disposal Division in San Francisco. The winning bid, from Mr. and Mrs. John M. Yazawa of Los Angeles, was \$665,000.

The former Naval Research Detachment Facility at 1030 East Green Street, Pasadena, has stood witness to a great deal of history. For example, history buffs may be interested to know that Albert Einstein worked in the building during World War II. He had an office across the street and used a tunnel under Green Street to travel back and forth between the two structures.

The "photogenic" brick structure frequently has been used, also, as a location for numerous films and television programs, such as "The Puppetmasters," starring Donald Sutherland, and "The Cable Guy," starring Jim Carey and Matthew Broderick.

A key selling point of the property is its prime corner location for commercial tenants — near Caltech, Antique Row and the Old Pasadena Historic District. GSA's marketing efforts drew 10 qualified, registered bidders to the sale. Proceeds will be used by the Bureau of Land Management to acquire desert lands under the California Desert Protection Act. For additional information, contact Rock Southward at 415-522-3437 or via the Internet at rock.southward@gsa.gov

